

WADHURST PARISH COUNCIL

Minutes of a meeting of the Planning Committee held at Carillon Cottage, High Street, Wadhurst on Saturday August 24th 2019 at 9.30 a.m.

Present: - Cllrs Gadd (in part), Moore (C), Moore (P), Murphy (chair), Niell, Peaford, Smith

1. To receive apologies for absence – apologies received from Cllr Anderson.
2. To receive declarations of interest and updates to members' register of interests – Cllr Moore (C) and Cllr Moore (P) declared a pecuniary interest in application number WD/2019/1621/F. Cllr Peaford declared an interest in application number WD/2019/1612/FR.
3. To approve the minutes of the meeting of 27 July 2019 – approved (one amendment noted).
4. To discuss matters arising from the minutes of the meeting of 27 July 2019 – With regard to application number WD/2019/1173/MFA, no response has been provided to planning committee regarding the request made in the parish council's response to this planning application. It was therefore agreed that the parish council would make this request in the form of a letter to the chief executive of Wealden District Council.
5. Public forum – time limit 15 minutes – Four members of the public present. One spoke in support of application number WD/2019/1621/FR, and two spoke against application number WD/2018/2742/F.
6. To consider licence and planning applications received and make recommendations

Licencing: None

Planning:

WD/2019/1612/FR

7 Bruce Manor Close, Wadhurst, TN5 6FH

Comment: OBJECT

The parish council notes the improved aesthetic of the proposed outbuilding compared to the previously refused application, but objects due to the overall increase in the density of building on the site. The site is outside the development boundary, with low landscape capacity, high landscape sensitivity, very high landscape value and a strong sense of place. The parish council also considers that the proposed outbuilding would have a detrimental impact on the listed building, given its close proximity.

WD/2019/1621/F

Gate Park, Wadhurst Park, Coombe Lane, Wadhurst, TN5 6NT

COMMENT: OBJECT

Due to the inclusion of gates and therefore the creation of a gated development. The parish council does not object to the other elements of the proposal.

(Cllrs Moore(C) and Moore (P) left the meeting during this item. Cllr Gadd left the meeting after this item).

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WD/2018/2742/F

Former Cow shed, Great Shoemiths Farm, Whitegates Lane, Wadhurst, TN5 6QW

COMMENT: OBJECT

This is not a suitable location for the proposed development given the local road infrastructure and location in this tranquil part of the High Weald AONB. The narrow roads which would be used to reach the development appear to be historical routeways, an intrinsic part of the High Weald AONB, which would be damaged by the increase in traffic using them under the proposed use. The conversion and use of glass on the highly exposed side of the cow shed is in full view of the public footpath and is not appropriate given the site's high landscape sensitivity, very high landscape value and strong sense of place. The plans shows double doors on the highly exposed side of the shed, and the parish council is concerned about social domestic use of the outside space on this exposed side. The negative impact of the development would be compounded by noise disturbance in this tranquil part of the High Weald AONB.

WD/2019/1224/F

Inglenook Cottage, Station Rd, Wadhurst TN5 6RU

Comment: OBJECT

The closeboard fencing is not in keeping with the emerging High Weald AONB design guide, commissioned by the High Weald AONB Joint Advisory Board. Given the cottage and adjoining cottages are listed buildings, and taking into account the size and scale of the cottages, the parish council is of the view that the proposed fence is too high.

The site plans appears to show a right of way through the proposed gate for the use of those associated with the other cottages which must be preserved.

WD/2019/1357/F

1 Walters Cottages, Lower High St, Wadhurst TN5 6BG

COMMENT: OBJECT

On the grounds of the substandard junction at Walters Cottages/Lower High street, together with the narrow access to the plot itself. The proposed dwelling sits further back than the other dwellings in the cluster, and therefore encroaches into the open countryside in this High Weald AONB location.

WD/2019/1565/LBR

Faircrouch, Faircrouch Lane, Wadhurst, TN5 6PT

COMMENT: NO OBJECTION

WD/20191699/F

Strood House, Wadhurst Road, Mark Cross, TN6 3PB

COMMENT: NO OBJECTION

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WD/2019/1439/F

Solitaire, Tidebrook Road, Wadhurst, TN5 6LH

COMMENT: NO OBJECTION

WD/2019/1672/F

Breckland, South View Road, Sparrows Green, Wadhurst, TN5 6TW

COMMENT: NO OBJECTION

WD/2019/1317/F

Westwood House, Faircrouch Lane, Wadhurst, TN5 6PR

COMMENT: NO OBJECTION

WD/2019/1680/F

15 Jonas Drive, Wadhurst, TN5 6RJ

NO OBJECTION

Raise no Objections: *None*

Prior Approval Not Required: *None*

Application Not Issued: *None*

Issue:

Refusals:

Withdrawn:

Application No. WD/2018/2253/FR

Change of use of part of annexe to allow it to be let as a separate unit.
Foxhole Oast, Foxhole Lane, Wadhurst, TN5 6NB

Application No. WD/2018/2040/PO

Removal of section 52 agreement dated 13 July 1988 attached to WD/1987/2841/PLB in order to allow part of the annexe, known as the Old Stables, to be let as a separate unit.
Foxhole Oast, Foxhole Lane, Wadhurst, TN5 6NB.

Appeals: *None*

Enforcement Notice: *None*

8. To discuss Tree Preservation Orders

9. Community Infrastructure Levy (CiL) – noted

10. Urgent issues

10.1 Rother District Council – Main Modifications to the Proposed Submission Development and Site Allocations (DaSA) Local Plan.

The committee noted that the consultation period for this item opened on 30th July 2019, and closes on 10th September 2019. It was agreed to move this item to the next meeting of the planning committee on 7th September 2019.

10.2 Request to Wealden District Council regarding data on affordable housing.

The committee agreed that a request should be made to Wealden District Council for a monthly update on the number of people on the housing waiting list for Wadhurst, by category.

10.3 To note Enforcement Notice appeal information – Leeland.

Noted

10.4 To note the comments agreed by email on the following application:

Application No. WD/2019/1441/FA
Expiry date for comments: 19 August 2019

Location: Rivendell (formerly land to the east of Loth Lorien), Faircrouch Lane, Wadhurst TN5 6PN
Description: Minor material amendment to application WD/2017/2904/F (removal of redundant building and erection of 1 no. bar style dwelling). Variation of condition 11 in order to add side-glazed panels on rear and south elevations and remove glazed panels on front porch.

The committee noted that the agreed comments were not provided, and asked for this item to be moved to the next meeting on the planning committee on 7th September 2019.

**10.5 To note the comments agreed by email on the following consultation:
Building for the High Weald – design guide.**

Noted.

The meeting closed at 11.30 hrs.